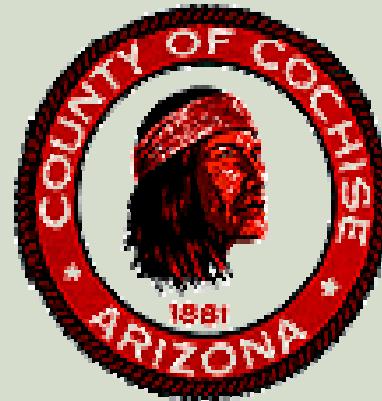


COCHISE COUNTY



Hazard Abatement Ordinance

February 8, 2011

Carlos A. De La Torre, P.E.
Community Development Director

Rick Corley
Zoning Administrator

Purpose: Revision of the Hazard Abatement Ordinance

- To revise current (1987) HAO to be consistent with State Statute (ARS 11-268)
- To provide for an Assessment Payment Schedule
- To clarify the abatement and lien notification process
- To provide a just, equitable and practical method to remedy and abate a hazard to a person, persons, or property:
 - Hazard: Accumulations or conditions which have a strong potential for causing or carrying a fire, cause injury to a person, cause hazard to the health of any person as result of damaged and dilapidated buildings which are unoccupied, unsecured, open and accessible and have the potential of harboring illegal activities.
- This Ordinance is not intended to be neighborhood beatification and aesthetic control measure or to address excessive use or lack of maintenance of buildings and/or structures
- This Ordinance is not intended to replace the Solid Waste Disposal Ordinance or Section 1811 of the Zoning Regulations
- Close & Abate existing HAO caseload
 - 36 cases
 - 19 Carried forward, prior to 2008







Magnitude: Hazard Abatement Ordinance Enforcement

- **Violations/Hazard Inspections: 400 per year**
 - **Hearing Officer: 30 +/- per year**
 - **Hazard Abatements Cases: 31 per year (7.8%)**
 - **Hazard Abatement Cases ready for abatement:: 6 +/- per year (1.5%)**
 - **Actual Abatements: 6 (since 2008, fiscal impact \$87,745)**
- **Outdoor Storage is considered to be a Zoning Violation under Section 1811 of the Zoning Regulations**
- **Trash, garbage in public or private property is considered to be Solid Waste violation under the Solid Waste Disposal Ordinance 032-03 (March 2003)**
- **Solid Waste on Public Road Property (Solid Waste Disposal Ordinance)**
 - **Enforcement Action**
 - **Mitigated by the Community Development Department (16 times since June 2008)**
 - **Wildcat Inspections/Violations**
 - **20 Inspections/Violations per month**
 - 75% Comply upon Notification**
 - 25% Referred to CCSO for citation/abatement**
 - 5% Abated**



Recommendation

Staff recommends the Board of Supervisors approve the Hazard Abatement Ordinance.

